

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		LENNON RD, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	BERKOVITCH FREDERICK			
Owner 2:	BERKOVITCH SHAUNNA S			
Owner 3:				
Street 1:	43 LENNON RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

PREVIOUS OWNER

Owner 1: SHANKER GOPI Y -		
Owner 2: SANTRA SUMANA -		
Street 1: 43 LENNON RD		
Twn/City: ARLINGTON		
St/Prov: MA	Crtry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains 6,030 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1980, having primarily Clapboard Exterior and 2468 Square Feet, with 1 Unit, 2 Baths. 0 3/4 Bath. 2 HalfBaths. 7 Rooms. and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.13843	Total SF/SM:	6030	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,631	Spl Credit	Total:	420,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6030.000	466,900		420,600	887,500
Total Card	0.138	466,900		420,600	887,500
Total Parcel	0.138	466,900		420,600	887,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		359.68	/Parcel: 359.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	466,900	0	6,030.	420,600	887,500	887,500	Year End Roll	12/18/2019
2019	101	FV	336,600	0	6,030.	414,600	751,200	751,200	Year End Roll	1/3/2019
2018	101	FV	336,600	0	6,030.	318,500	655,100	655,100	Year End Roll	12/20/2017
2017	101	FV	336,600	0	6,030.	300,500	637,100	637,100	Year End Roll	1/3/2017
2016	101	FV	323,200	0	6,030.	276,400	599,600	599,600	Year End	1/4/2016
2015	101	FV	316,400	0	6,030.	258,400	574,800	574,800	Year End Roll	12/11/2014
2014	101	FV	316,400	0	6,030.	238,000	554,400	554,400	Year End Roll	12/16/2013
2013	101	FV	316,400	0	6,030.	238,000	554,400	554,400		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS


Date	Number	Descrip	Amount C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2019	992	Wood Dec	12,214 C				
7/7/2019	993	Siding	41,235 C				
9/16/2016	1117	Insulate	3,886 C				
2/25/2008	151	Manual	4,500		G9	GR FY09	repairs due to wat
1/20/2004	30	Add Bath	8,000		G6	GR FY06	
1/14/2004	48	Dormers	60,000				

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	MEAS&NOTICE	BS	Barbara S
3/10/2017	SQ Returned	EMK	Ellen K
12/13/2008	Meas/Inspect	197	PATRIOT
12/3/2008	MLS	MM	Mary M
6/25/2007	MLS	HC	Helen Chinal
5/10/2006	OWNR INFO	BR	B Rossignol
1/20/2005	Permit Visit	BR	B Rossignol
3/1/2000	Inspected	276	PATRIOT
2/17/2000	Missed Appt.	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

PRINT	
Date	Time
12/10/20	21:24:5
LAST REV	
Date	Time
02/25/20	10:12:0
danam	
6684	



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	51268
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	05	- Garrison
Sty Ht:	2H	- 2 & 1/2 Sty
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	2	- Clapboard
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BROWN	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1980	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G10	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	6	- Ceramic Tile	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

ESTIMATED YARD ITEMS										TOTALS									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101							